

**RESIDENTIAL PROPERTY RECORD CARD****CITY OF SPRINGFIELD****Situs: 268 CAREW ST****Map ID: 023600048**

Class: Two-Family

Card: 1 of 1

Tax year 2016

**Current Owner**

NYAMBURA KOMO F

90 GRANITE ST APT 2

WORCESTER

MA 01604

**General Information**

Living Units 2

Neighborhood 107

Alternate Id

Vol/Pg

District COS

Zoning R2

Class RESIDENTIAL

**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	7,518			17,630
Total Acres: 0.1726				

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Assessment Information**

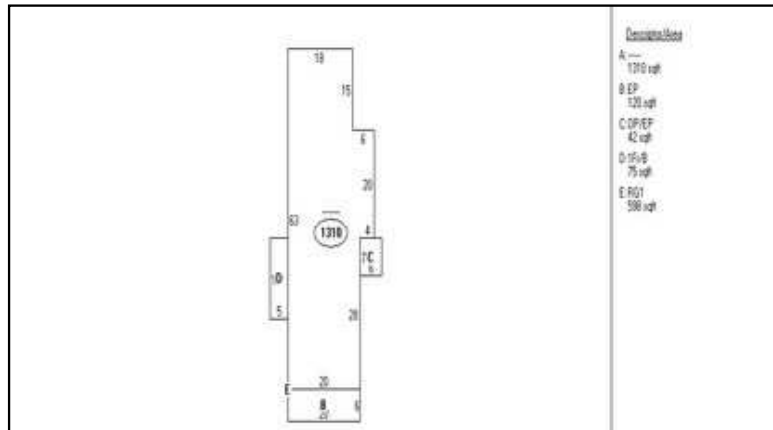
	Assessed	Appraised	Cost	Income	Market
Land	17,600	17,600	17,600	0	17,600
Building	87,100	90,400	88,100	0	90,400
Total	104,700	108,000	105,700	0	108,000

Value Flag MARKET APPROACH

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2004-11-17	188,000	LAND + BLDG	14633/0008	NYAMBURA KOMO F	BIALODRZESKI TADEUSZ
2002-03-28	29,000	LAND + BLDG	12236/0014	BIALODRZESKI TADEUSZ	TURGEON MARCEL P ADMIN

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Dwelling Information			
Style	TWO FAMILY	Year Built	1899
Story height	2.00	Eff Year Built	0
Attic	NONE	Ground Floor	1,310
Exterior Walls	ALUM/VINYL	Area	
Masonry Trim		Amenities	
		Total Living	2,695
		Area	
Color	NATURAL		
Basement			
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	BASIC	Stacks	0
Fuel Type	GAS	Openings	0
System Type	STEAM	Pre-Fab	0
Room Detail			
Bedrooms	5	Full Baths	2
Family Rooms	0	Half Baths	1
Kitchens		Extra Fixtures	1
Total Rooms	11		
Kitchen Type		Bath Type	
Kitchen Remod	YES	Bath Remod	YES
Adjustments			
Int vs Ext	SAME	Unfinished Area	0
Cathedral Ceiling		Unheated	
Grade & Depreciation			
Grade	C	Market Adj	0.00
Condition	AVERAGE	Functional	
CDU	FAIR	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1990	23	26	1.00	598	B

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade